



IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

COUNCIL OF THE ISLES OF SCILLY

Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
Telephone: 01720 424455 – Email: planning@scilly.gov.uk

Town and Country Planning Act 1990
Town and Country Planning (Development Management Procedure) Order 2015

PERMISSION FOR DEVELOPMENT

Application No: P/24/056/HH **Date Application Registered:** 7th August 2024

Applicant: Leonie Jones
5 Branksea Close,
Church Road,
St Mary's,
Isles Of Scilly,
TR21 0ND

Site address: Busaverne 1 Buzza Street Hugh Town St Mary's Isles Of Scilly
Proposal: Re-roofing of east facing elevation and hip with dry laid natural slate to match West elevation and removal of leaking chimney

In pursuance of their powers under the above Act, the Council hereby **PERMIT** the above development to be carried out in accordance with the following Conditions:

C1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: In accordance with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

C2 The development hereby permitted shall be carried out in accordance with the approved details only including:

- **Plan 1 Location Plan**
- **Plan 2 Block Plan**
- **Plan 3 Preliminary Roost Assessment**
- **Plan 4 Site Waste Management Plan**
- **Plan 4 Bat Presence/Absence Survey**

These are stamped as APPROVED
Reason: For the clarity and avoidance of doubt and in the interests of the character and appearance of the Conservation Area, Area of Outstanding Natural Beauty and Heritage Coast in accordance with Policy OE1 and OE7 of the Isles of Scilly Local Plan (2015-2030).

C3 The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.
Reason: To safeguard the appearance of the building and the character of the area.

C4 The development hereby approved shall be undertaken in accordance with the Recommendations and Justification (Birds) contained with the Preliminary Roost Assessment (PAS) (24-7-8) dated 04 August 2024.

Reason: In the interests of protecting the residential amenities of the islands.

C5 No construction plant and/or machinery shall be operated on the premises, as part of the implementation of this permission, before 0800 hours on Mondays through to Saturdays nor after 1800 hours. There shall be no works involving construction plant and/or machinery on a Sunday or Public or Bank Holiday.

Reason: In the interests of protecting the residential amenities of the islands.

Further Information

1. In dealing with this application, the Council of the Isles of Scilly has actively sought to work with the applicants in a positive and proactive manner, in accordance with paragraph 38 of the National Planning Policy Framework 2023.
2. In accordance with the provisions of Section 96A of the Town and Country Planning Act which came into force on 1st October 2009, any amendments to the approved plans will require either a formal application for a non-material amendment or the submission of a full planning application for a revised scheme. If the proposal relates to a Listed Building you will not be able to apply for a non-material amendment and a new application for a revised scheme will be required. Please discuss any proposed amendments with the Planning Officer. There is a fee to apply for a non-material amendment and the most up to date fee will be charged which can be checked here: https://ecab.planningportal.co.uk/uploads/english_application_fees.pdf
3. The Applicant is reminded of the provisions of the Wildlife and Countryside Act 1981 and the E.C. Conservation (Natural Habitats) Regulations Act 1994, the Habitat and Species Regulations 2012 and our Natural and Environment and Rural Communities biodiversity duty. This planning permission does not absolve the applicant from complying with the relevant law protecting species, including obtaining and complying with the terms and conditions of any licences required, as described in part IV B of Circular 06/2005. Care should be taken during the work and if bats are discovered, they should not be handled, work must stop immediately and a bat warden contacted. Extra care should be taken during the work, especially when alterations are carried out to buildings if fascia boards are removed as roosting bats could be found in these areas. If bats are found to be present during work, they must not be handled. Work must stop immediately and advice sought from licensed bat wardens. Call The Bat Conservation Trust's National Bat Helpline on 0845 1300 228 or Natural England (01872 245045) for advice.
4. This decision is not a determination under the Building Regulations. Please ensure that all building works accord with the Building Regulations and that all appropriate approvals are in place for each stage of the build project. You can contact Building Control for further advice or to make a building control application: buildingcontrol@cornwall.gov.uk.
5. As the proposed works affect the boundary with a neighbouring property, this decision does not convey any other form of consent or agreement that may be necessary in conjunction with these works and does not override or supersede any civil rights, which the neighbour may have. The attention of the applicant is drawn to the information contained in the Party Wall etc. Act 1996.

Signed:



Chief Planning Officer

Duly Authorised Officer of the Council to make and issue Planning Decisions on behalf of the Council of the Isles of Scilly.

DATE OF ISSUE: 01 October 2024



COUNCIL OF THE ISLES OF SCILLY

Planning Department
Old Wesleyan Chapel, Garrison Lane, St Mary's TR21 0JD
☎0300 1234 105
✉planning@scilly.gov.uk

Dear Leonie Jones

Please sign and complete this certificate.

This is to certify that decision notice: P/24/056/HH and the accompanying conditions have been read and understood by the applicant: Leonie Jones.

1. **I/we intend to commence the development as approved:** Re-roofing of east facing elevation and hip with dry laid natural slate to match West elevation and removal of leaking chimney at: Busaverne 1 Buzza Street Hugh Town St Mary's Isles Of Scilly
on:
2. I am/we are aware of any conditions that need to be discharged before works commence.
3. I/we will notify the Planning Department in advance of commencement in order that any pre-commencement conditions can be discharged.

You are advised to note that Officers of the Local Planning Authority may inspect the project both during construction, on a spot-check basis, and once completed, to ensure that the proposal has complied with the approved plans and conditions. In the event that the site is found to be inaccessible then you are asked to provide contact details of the applicant/agent/contractor (delete as appropriate):

Name: _____ **Contact Telephone Number:** _____
And/Or Email: _____

Print Name: _____

Signed: _____

Date: _____

Please sign and return to the **above address** as soon as possible.



COUNCIL OF THE ISLES OF SCILLY

Planning Department

Old Wesleyan, Garrison Lane , St Mary's, Isles of Scilly, TR21 0JD

☎01720 424455

✉planning@scilly.gov.uk

**THIS LETTER CONTAINS IMPORTANT INFORMATION
REGARDING YOUR PERMISSION – PLEASE READ
IF YOU ARE AN AGENT DEALING WITH IS ON BEHALF OF THE
APPLICANT IT IS IMPORTANT TO LET THE APPLICANT KNOW
OF ANY PRE-COMMENCEMENT CONDITIONS**

Dear Applicant,

This letter is intended to help you advance your project through the development process. Now that you have been granted permission, there may be further tasks you need to complete. Some aspects may not apply to your development; however, your attention is drawn to the following paragraphs, which provide advice on a range of matters including how to carry out your development and how to appeal against the decision made by the Local Planning Authority (LPA).

Carrying out the Development in Accordance with the Approved Plans

You must carry out your development in accordance with the stamped plans enclosed with this letter. Failure to do so may result in enforcement action being taken by the LPA and any un-authorised work carried out may have to be amended or removed from the site.

Discharging Conditions

Some conditions on the attached decision notice will need to be formally discharged by the LPA. In particular, any condition that needs to be carried out prior to development taking place, such as a 'source and disposal of materials' condition, an 'archaeological' condition or 'landscaping' condition must be formally discharged prior to the implementation of the planning permission. In the case of an archaeological condition, please contact the Planning Department for advice on the steps required. Whilst you do not need to formally discharge every condition on the decision notice, it is important you inform the Planning Department when the condition advises you to do so before you commence the implementation of this permission. Although we will aim to deal with any application to discharge conditions as expeditiously as possible, you are reminded to allow up to **8 weeks** for the discharge of conditions process.

Please inform the Planning Department when your development or works will be commencing. This will enable the Council to monitor the discharge and compliance with conditions and provide guidance as necessary. We will not be able to provide you with any written confirmation on the discharge of pre-commencement conditions if you do not formally apply to discharge the conditions before you start works.

As with the rest of the planning application fees, central Government sets a fee within the same set of regulations for the formal discharge of conditions attached to planning permissions. Conditions are necessary to control approved works and development. Requests for confirmation that one or more planning conditions have been complied with are as follows (VAT is not payable on fees set by central government). More information can be found on the Council's website:

- Householder permissions - £43per application
- Other permissions - £145 per application

Amendments

If you require a change to the development, contact the LPA to see if you can make a 'non material amendment' (NMA). NMA can only be made to planning permissions and not a listed building consent. They were introduced by the Government to reflect the fact that some schemes may need to change during the construction phase. The process involves a short application form and a 14 day consultation period. There is a fee of £43 for householder type applications and £293 in all other cases. The NMA should be determined within 28 days. If the change to your proposal is not considered to be non-material or minor, then you would need to submit a new planning application to reflect those changes. Please contact the Planning Department for more information on what level of amendment would be considered non-material if necessary.

Appealing Against the Decision

If you are aggrieved by any of the planning conditions attached to your decision notice, you can appeal to have specific conditions lifted or modified by the Secretary of State. All appeal decisions are considered by the Planning Inspectorate – a government department aimed at providing an unbiased judgement on a planning application. From the date of the decision notice attached you must lodge an appeal within the following time periods:

- Householder Application - 12 weeks
- Planning Application – 6 months
- Listed Building Consent – 6 months
- Advertisement Consent - 8 weeks
- Minor Commercial Application - 12 weeks
- Lawful Development Certificate – None (unless for LBC – 6 months)
- Other Types - 6 months

Note that these periods can change so you should check with the Planning Inspectorate for the most up to date list. You can apply to the Secretary of State to extend this period, although this will only be allowed in exceptional circumstances.

You find more information on appeal types including how to submit an appeal to the Planning Inspectorate by visiting <https://www.gov.uk/topic/planning-development/planning-permission-appeals> or you can obtain hard copy appeal forms by calling 0303 444 5000. Current appeal handling times can be found at: [Appeals:](#)

[How long they take page.](#)

Building Regulations

With all building work, the owner of the property is responsible for meeting the relevant Planning and Building Regulations. Building Regulations apply to most building work so it is important to find out if you need permission. This consent is to ensure the safety of people in and around buildings in relation to structure, access, fire safety, infrastructure and appropriate insulation.

The Building Control function is carried out on behalf of the Council of the Isles of Scilly by Cornwall Council. All enquiries and Building Control applications should be made direct to Cornwall Council, via the following link [Cornwall Council](#). This link also contains comprehensive information to assist you with all of your Building Control needs.

Building Control can be contacted via telephone by calling 01872 224792 (Option 1), via email buildingcontrol@cornwall.gov.uk or by post at:

Building Control
Cornwall
Council Pydar
House Pydar
Street Truro
Cornwall
TR1 1XU

Inspection Requests can also be made online:

<https://www.cornwall.gov.uk/planning-and-building-control/building-control/book-an-inspection/>

Registering/Altering Addresses

If you are building a new dwelling, sub dividing a dwelling into flats or need to change your address, please contact the Planning Department who will be able to make alterations to local and national databases and ensure postcodes are allocated.

Connections to Utilities

If you require a connection to utilities such as water and sewerage, you will need to contact South West Water on 08000831821. Electricity connections are made by Western Power Distribution who can be contacted on 08456012989.

Should you require any further advice regarding any part of your development, please contact the Planning Department and we will be happy to help you.

Location Plan

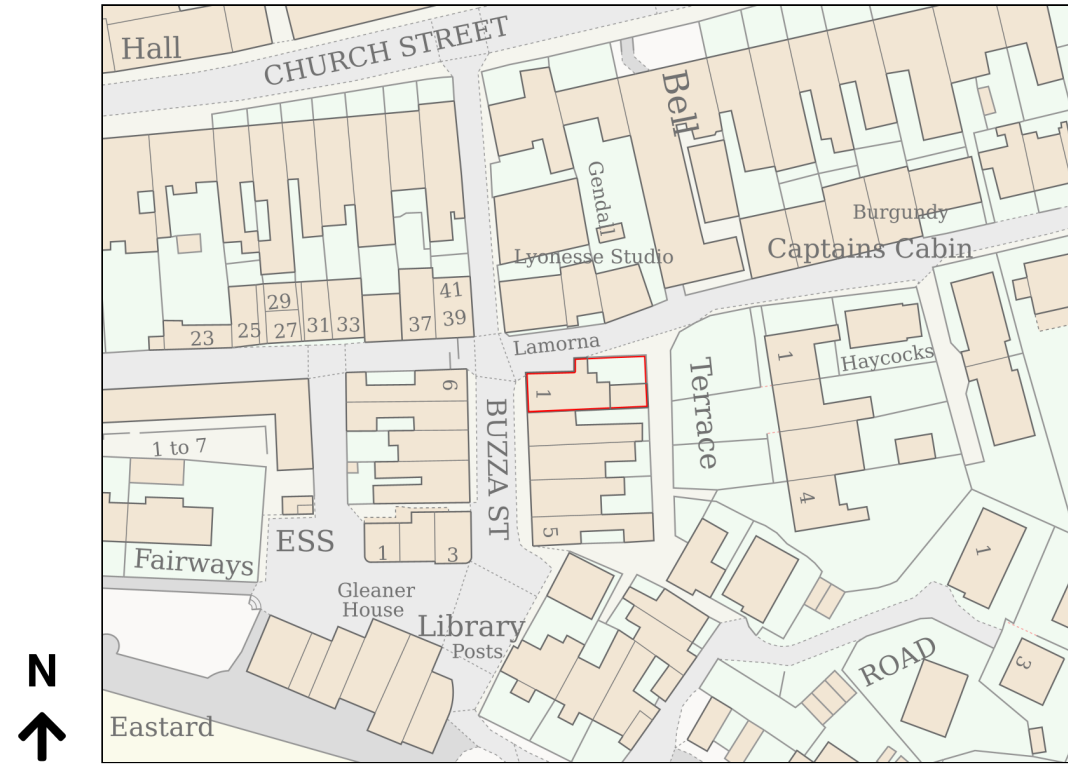
Site Address: **Busaverne, 1, Buzza Street, Hugh Town, St Mary's, TR21 0HX**

Date Produced: 29-Jul-2024

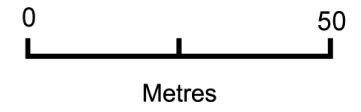
APPROVED
By Lisa Walton at 5:18 pm, Oct 01, 2024

RECEIVED
By Liv Rickman at 9:29 am, Aug 01, 2024

Scale: 1:1250 @A4



Planning Portal Reference: PP-13263045v1



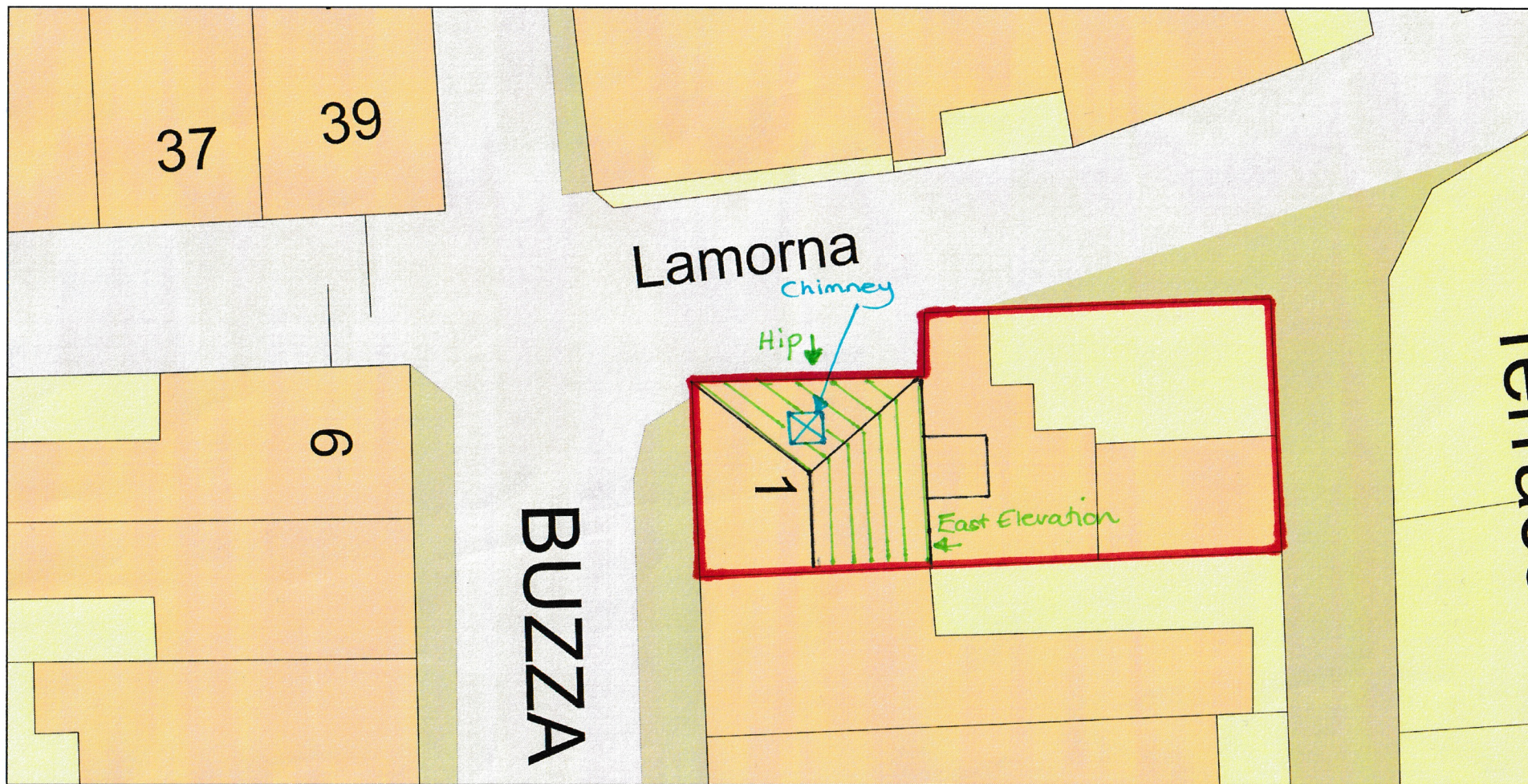
RECEIVED

By Liv Rickman at 11:36 am, Aug 07, 2024

1 Buzza Street Site Plan

APPROVED

By Lisa Walton at 5:19 pm, Oct 01, 2024



Plan Produced for: Leonie Jones

Date Produced: 20 Jul 2024

Plan Reference Number: TQRQM24202155309794

Scale: 1:200 @ A4

© Crown copyright and database rights 2023 OS 100042766

RECEIVED

By Liv Rickman at 11:33 am, Aug 07, 2024

APPROVED

By Lisa Walton at 5:19 pm, Oct 01, 2024

PRELIMINARY ROOST ASSESSMENT (PRA)

1 BUZZA STREET,
ST MARY'S, ISLES OF SCILLY



Client: Leonie Jones

Our reference: 24-7-8

Planning reference: Report produced in advance of submission

Report date: 4th August 2024

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Bats - Results and Findings

The preliminary roost assessment (PRA) survey of the property concluded that the roof pitches to be impacted by proposals have **Low Potential** for use by roosting bats.

Bats - Further Survey Requirements

The following recommendation is provided in order to ensure a suitable baseline to inform a Planning Application, ensure legislative compliance and to avoid negative impacts to Protected Species:

- **One further Presence/Absence Survey (PAS)** should be undertaken to characterise and assess the potential use of the eastern and northern roof pitches of the property by bats in order to meet the standard of survey required by Best Practice Guidance to support a Planning Application.

Nesting Birds - Results and Findings

The property itself may provide suitable nesting habitat for species such as house sparrow which will commonly utilise nesting opportunities behind fascias and similar structural features within Hugh Town. Further potential nesting habitat is associated with the garden areas adjacent to the property.

Nesting Birds - Recommendations

Timing of works to avoid the breeding season is recommended as the optimal way to avoid impacts to nesting birds; alternatively pre-commencement inspections are recommended to ensure that nesting birds are not impacted by the proposed works.


Other Ecological Receptors

No further ecological impacts relevant to planning are identified.

Report Status

As the requirement for a further PAS survey is identified in accordance with the Best Practice Guidance, this report **does not provide a comprehensive baseline to inform Planning** until this survey has been completed and the results used to inform appropriate mitigation measures.

PRELIMINARY ROOST ASSESSMENT (PRA)

Planning Authority: Isles of Scilly	Location: 90500(E) 10472 (N)	Planning Application ref: Report produced in support of application
Planning application address: 1 Buzza Street, Hugh Town, St Mary's, Isles of Scilly		
Proposed development: The proposed works were identified by the client when instructing the PRA inspection and should accord with the proposals submitted for Planning including: <ol style="list-style-type: none">1) Replacement of the wet-laid scantle tile roof on the eastern and northern pitches;2) Removal of the existing chimney in the northern pitch.		
Building references: The roof sections to be replaced are indicated with the red wash in the aerial image below. For context and reference, the retained section of roof is shown in green. The two-storey hipped roof extension is indicated with the blue wash and the flat-roof single-storey extension is indicated with the yellow wash.		
		
Name and licence number of bat-workers carrying out survey: James Faulconbridge (2015-12724-CLS-CLS)		

Preliminary Roost Assessment date:

The external visual inspection was undertaken on 1st August 2024 in accordance with relevant Best Practice methodology¹.

Local and Landscape Setting:

The property is situated within the residential area of Hugh Town in St Mary's in the Isles of Scilly.

The land use immediately surrounding the property comprises dense residential development with small gardens. The shoreline of Porthcressa Beach lies close to the south of the property with the green space of the allotments, playground and setting of Buzza Tower close by to the east.

The desk study did not reveal any records of bats recorded roosting within the building historically.

Five species of bat have been recorded on St Mary's. The species conclusively identified were common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) and brown long-eared bat (*Plecotus auritus*). Leisler's bat (*Nyctalus leisleri*) and Nathusius pipistrelle (*Pipistrellus nathusii*) records were also returned though these species are not known to be resident on the island and are likely associated with vagrant or migratory individuals. Five records of common pipistrelle roosts are identified in relatively close proximity to the property – these relate to individual bats utilising features such as hanging slates around dormer windows or gaps behind fascias within Hugh Town to the west.

Building Description

The property of 1 Buzza Street is an end-of terrace cottage of granite construction with a hipped, slate-tiled roof. The property has a two-storey hipped roof extension; and a single-story flat-roof extension to the north and east.

The proposals are restricted to replacement of the existing scantle tile roof on the eastern pitch and northern hipped section; and the removal of the chimney which is situated within the northern hipped section. The focus of this assessment is therefore on these features, and any adjacent structural features which might be directly or indirectly impacted by the proposals.

Eastern and Northern Roof Pitches (Direct Impacts)

The wet-laid scantle tile roof covering is generally in good condition with the majority of the pointing between the tiles remaining intact. There are a number of locations where repairs are evident internally, with expanding foam used to seal gaps where minor sections of pointing are missing. A roof light window is present in the eastern pitch – the union between the frame and the tiles appears well-fitted with no gaps or access points noted.

The tiles on the ridge and the hipped sections appear well-fitted and tightly pointed.

There is a boxed soffit running along the northern aspect – this is well-fitted and sealed with no gaps noted.

The fascia on the eastern aspect has multiple gaps which arise from the conjunction of the linear board and the irregular blockwork of the granite wall to which it is attached. This could provide potential roosting opportunities for bats in its own right, as well as permit access to the interior of the roof space as confirmed by the light visible at the eaves during the internal loft inspection.

There are two chimneys within the roof, one of which is proposed for removal. In both cases,

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

these are rendered externally with the covering in good condition. The well-sealed junctions with the main roof do not appear to offer any gaps or roosting opportunities.

Internally, the attic space is converted to residential use with no void at the apex. There are boxed storage cupboards built in at the eaves – these are insulated and well-sealed and used for routine storage. One of the access hatches provides access to the void behind these storage cupboards – this void is contiguous across the three aspects of the roof and is unfinished with scantle tiles attached directly to battens with no underfelting present. The floor is partially boarded with some insulation present between joists. Access to inspect the full extent of the unfinished void is restricted by the incursion of the boxed storage cupboards which are built into the space.

There were abundant cobwebs within this unfinished void but a number of potential roosting opportunities were noted. These are accessible to bats, as confirmed through the light visible at the eaves on the eastern aspect, though the northern aspect appeared well-sealed.

Potential internal roosting opportunities would include gaps between battens and tiles; gaps between individual tiles and pointing; and minor gaps between roof timbers at the joins. These gaps are abundant and widespread throughout the void interior, but small in size and likely to be suitable only to support individual bats.

In summary, the following potential roosting opportunities were identified associated with the pitch of the roof to be replaced:

- Internal roosting opportunities within the unfinished loft space, as noted in the report, accessible via gaps behind the fascia on the eastern aspect;
- Minor roosting opportunities between the fascia on the eastern aspect and the granite wall behind.

2 Buzza Street (Indirect Impacts)

The roof of the adjacent terrace property, where it is immediately adjacent to the roof pitch to be replaced, is also covered with wet-laid scantle tiles in a similar condition.

The proposals would have the potential to indirectly impact this roof at the intersection between the two properties on the eastern aspect. The nature of the potential roosting opportunities identified for 1 Buzza Street can be broadly assumed for the adjacent 2 Buzza Street and therefore the majority of the potential is likely to be associated with opportunities within the loft space and behind the fascia board. The presence of a dividing wall separating the two loft spaces would avoid the likelihood of any indirect impacts to potential roosting opportunities associated with voids within 2 Buzza Street; however the proposed PRA survey positions would allow this junction to be observed as a precaution.

2-Storey Extension (Indirect Impacts)

On the eastern aspect of 1 Buzza Street is a two-storey extension with a hipped pantile roof. This does not tie in directly with the main roof covering; therefore potential impacts are restricted to disturbance or obstruction during the works.

The tiles appear well-fitted and the gaps beneath the pantiles are well-pointed at the eaves and at the ridge. No potential roosting opportunities were noted associated with this structure.

Survey Limitations

The following limitations on survey were noted:

- The internal unfinished void at the eaves of the roof could not be fully inspected, though it was accessed and visually assessed where possible with regards to structure and condition;

- It was not possible to inspect at height features such as gaps behind the fascia;
- There are locations within the building where evidence of bats, if present, would not have been apparent from a PRA survey, such as roosts which might be present above the wall plate or between individual wet-laid scantle tiles.

These limitations are taken into account when concluding the assessments of building potential and are addressed by the recommendations for further surveys.

Assessment of Potential for use by Roosting Bats

The aspects of the property to be impacted by the proposals are identified as providing **Low Potential** for use by roosting bats.

This assessment acknowledges the very central position of the property within Hugh Town; the extent to which similar potential roosting features are present on a wide range of proximate properties; the quality of the potential roosting features; and the restriction of opportunities to use by individual bats rather than roosts of higher conservation significance.

Recommendations and Justification (Bats):

In accordance with the criteria outlined in the Best Practice Guidance², the following surveys would be required to provide an appropriate evidence-base upon which to support a planning application:

- 1x Presence/Absence Surveys (PAS) with 1x surveyor and 2x Night Vision Assistance (NVA) cameras

The purpose of the PAS technique is to allow the building to be watched at dusk to observe bats emerging from concealed roosting locations. This uses the predictable emergence behaviour of bats to allow the detection of roosting locations which cannot be directly visually inspected.

The PAS survey should be led by suitably qualified bat surveyor between mid-May and mid-September. The survey would require one surveyor in order to achieve a comprehensive view of the relevant features. A minimum of two NVA cameras would be required to cover the relevant features and allow the results of the surveys to be reviewed and confirmed in accordance with the Best Practice Guidance.

These surveys should be completed and submitted in support of a Planning Application in accordance with the guidance provided by Circular 06/05 (ODPM, 2005) which states that *“it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision”*.

For the avoidance of doubt, the current survey baseline is not sufficient to support a Planning Application with reference to the Circular 06/05.

The results of the survey would be used to inform the development of mitigation or Reasonable Avoidance Measures (RAMs) which would be submitted in support of the Planning Application.

Assessment of Potential for use by Nesting Birds

The property itself may provide suitable nesting habitat for species such as house sparrow which will commonly utilise nesting opportunities accessed via gaps behind fascias within Hugh Town.

No evidence of nesting birds utilising features associated with the building structure was

² Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London

recorded at the time of survey; however access to inspect the wall plate within the internal void was restricted.

Further potential nesting opportunities are associated with the courtyard garden which may be directly or indirectly impacted by the proposed work including during erection of scaffolding and contractor presence.

Recommendations and Justification (Birds):

In order to ensure legislative compliance, the contractors undertaking the works must ensure that nesting birds are not disturbed in accordance with requirements under the Wildlife and Countryside Act (1981).

Timing of Works

The proposed works could be undertaken outside of the breeding season which runs from March – September inclusive, where practicable. This would provide the most robust means of avoiding risk of impact to nesting birds.

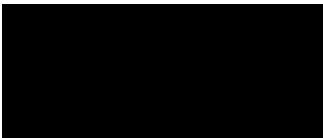
Pre-commencement Inspection

If the recommended timing of works is not possible, then contractors should visually inspect the work area internally and externally before they are affected by the works, in order to confirm that no nests are present. In the event that a bird nest is present, it must be left undisturbed until chicks have fledged the nest, at which point works can proceed.

Care must also be taken to ensure that the works do not cause disturbance or damage to proximate nesting areas through indirect impacts including vibration, noise or contractor presence. This includes the vegetation associated with the courtyard garden areas.

Signed by bat worker(s):

Date: 4th August 2024



APPENDIX 1

LOCATION PLAN AND PHOTOGRAPHS



Map 01 – Illustrating the location of the property within the local environs (red circle). Reproduced in accordance with Google’s Fair Use Policy.



Map 02 – Showing the property within the local environs – the roof sections to be replaced is indicated with the red wash; the retained section of roof is shown in green; the two-storey hipped roof extension is indicated with the blue wash; and the flat-roof single-storey extension is indicated with the yellow wash.



Photograph 1: Showing the northern aspect (with the chimney inset) – the tightly fitted boxed soffit is visible



Photograph 2: Showing the gaps behind the fascia on the eastern aspect



Photograph 3: Showing the rendered chimney to be removed



Photograph 4: Showing the gaps behind the fascia on the eastern aspect. The hipped-roof extension is visible on the RHS



Photograph 5: Showing the top floor accommodation with no apex void



Photograph 6: Showing the interior of the unfinished portion of the eaves void – the wet-laid scantle tiles attached directly to battens are visible



Photograph 7: Showing the well-fitted junction between the rooflight window and the adjacent tiles



Photograph 8: Showing an example of the minor roosting opportunities available internally between scantle tiles

APPROVED

By Lisa Walton at 5:20 pm, Oct 01, 2024

RECEIVED

By Liv Rickman at 12:11 pm, Aug 07, 2024

Site Waste Management Plan - 1 Buzza Street - P/24/056/HH

Applicant - Leonie Jones

Site - 1 Buzza Street, St Marys, Isles of Scilly, TR21 0HX

Contractor - PC Green, Seaglass, 4 Porthcressa Road, St Marys, Isles of Scilly, TR21 0JL

All existing wet-laid scantle roof finish will be removed; where possible the contractor will save the tiles for use elsewhere, where this is not possible, removed tiles will be crushed locally and recycled into building aggregate.

All battens will be replaced; removed battens will be de-nailed and either reused by contractor elsewhere, or taken to the local waste site and recycled.

NB the replacement natural slate to be used is: 400mm x 200mm Cupa slate which will be sourced from local building merchants along with replacement timbers.

APPROVED

By Lisa Walton at 5:20 pm, Oct 01, 2024

RECEIVED

By A King at 10:46 am, Aug 22, 2024

BAT PRESENCE/ABSENCE SURVEYS (PAS)

1 BUZZA STREET,
ST MARY'S, ISLES OF SCILLY



Client: Leonie Jones

Our reference: 24-8-1

Planning reference: Report produced in advance of submission

Report date: 20th August 2024

Revision: -

Author: James Faulconbridge BSc (Hons), MRes, MCIEEM

Contact: ios.ecology@gmail.com

Executive Summary

Overview
<p>One Presence/Absence Survey (PAS) was undertaken on 1 Buzza Street to assess the use of the structure by roosting bats in advance of proposed re-roofing and renovation works.</p> <p>This was undertaken to provide an evidence base which meets Best Practice Guidance following the initial findings of the Preliminary Roost Assessment (PRA) report.</p>
Results
<p>The survey did not identify any bats emerging from the property.</p> <p>The survey generally recorded moderate activity levels of common pipistrelle bats in the vicinity of the site. No other bat species were recorded.</p>
Conclusion
<p>The survey evidence accords with the Best Practice Guidance requirements to conclude 'Probable Absence' of bats.</p> <p>No further surveys are required and there is no requirement for a European Protected Species Mitigation Licence (EPSML).</p>
Mitigation Strategy
<p>As no roosts were identified, there is no requirement for mitigation measures to be built into the development.</p> <p>A precautionary method of working would represent good practice during re-roofing and renovation works – outline recommendations are provided in this report.</p>
Planning Recommendations
<p>The PRA and PAS reports together provide an appropriate ecological baseline for the purposes of assessing the Planning Application. No further surveys would be required.</p>

Table of Contents

Executive Summary	2
Table of Contents	3
1. Introduction.....	4
1.1. Background to Survey.....	4
1.2. Survey Objectives	4
2. Survey Methodology.....	5
2.1. Surveyor Details.....	5
2.2. Survey Methodology.....	5
2.3. Survey Validity and Update.....	5
3. Results.....	6
3.1. Surveyor Positions	6
3.2. PAS Survey	6
3.3. Limitations and Constraints	7
4. Mitigation Strategy	8
4.1. EPSML Requirement	8
4.2. Precautionary Method of Works.....	8
4.3. Timing of Works.....	8
4.4. Habitat Enhancement / Mitigation.....	8
Appendix 1 - Precautionary Method Statement with regards to Bats.....	9
Appendix 2 – NVA Screenshots	11

1. Introduction

1.1. Background to Survey

The property is the residential dwelling known as 1 Buzza Street situated within the residential area of Hugh Town in St Mary's in the Isles of Scilly.

The proposed schedule of works involve the replacement of the wet-laid scantle tile roof on the eastern and northern pitches; and the removal of the existing chimney in the northern pitch.

A Preliminary Roosting Assessment (PRA) was carried out in August 2024 - this assessment identified Low Potential for use by roosting bats.

The PRA report stated that a further PAS survey would be required to provide an evidence base sufficient to identify the status of the building with regards to bats, and inform any mitigation measures required to ensure legislative compliance. This PAS report provides the results of the recommended survey. It should be read alongside the PRA report to provide a comprehensive assessment of the building with regards to roosting bats.

1.2. Survey Objectives

In accordance with the Best Practice Guidance¹ for a Low Potential building, the structure was subject to a single PAS survey with one surveyor and two Night Vision Assistance (NVA) cameras positioned to observe the eastern pitch of the roof where potential access or roosting features were identified.

The overall objective is to provide a comprehensive ecological baseline upon which to assess the potential impact of the proposed works to roosting bats.

¹ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).
The Bat Conservation Trust, London

2. Survey Methodology

2.1. Surveyor Details

The survey was led by Darren Hart. Darren has undertaken Professional Bat Licence training and is a Level 2 Licenced Bat Worker with experience in undertaking emergence, re-entry and activity surveys.

The NVA review, assessment and reporting were completed by James Faulconbridge, trading as IOS Ecology. James is a Level 2 Licenced Bat Worker with over 15 years' experience in undertaking ecological assessments to support Planning and Development.

2.2. Survey Methodology

The dusk emergence survey was conducted following Best Practice methodology for bat surveys.

The PAS survey was carried out on the evening of 12th August 2024.

The dusk emergence survey commenced from approximately 15 minutes before sunset and continued until 90 minutes after sunset. The survey was undertaken with regard for the appropriate weather conditions ($\geq 10^{\circ}\text{C}$ at sunset, no/light rain or wind).

Frequency division bat detectors were used to detect and record all bat passes. The surveyor recorded metadata including the time the pass occurred, the behaviour observed (foraging/commuting) and where possible, the species of bat observed. Results from the bat detector recordings were analysed using BatSound/Analook sonogram analysis computer software.

Two NVAs were used to provide comprehensive coverage of the potential access or roosting features identified on the eastern aspect of the property – these were two Nightfox Whisker infra-red cameras with additional infra-red torches. Footage from these NVAs was watched back to verify or update the survey results confirmed in the field.

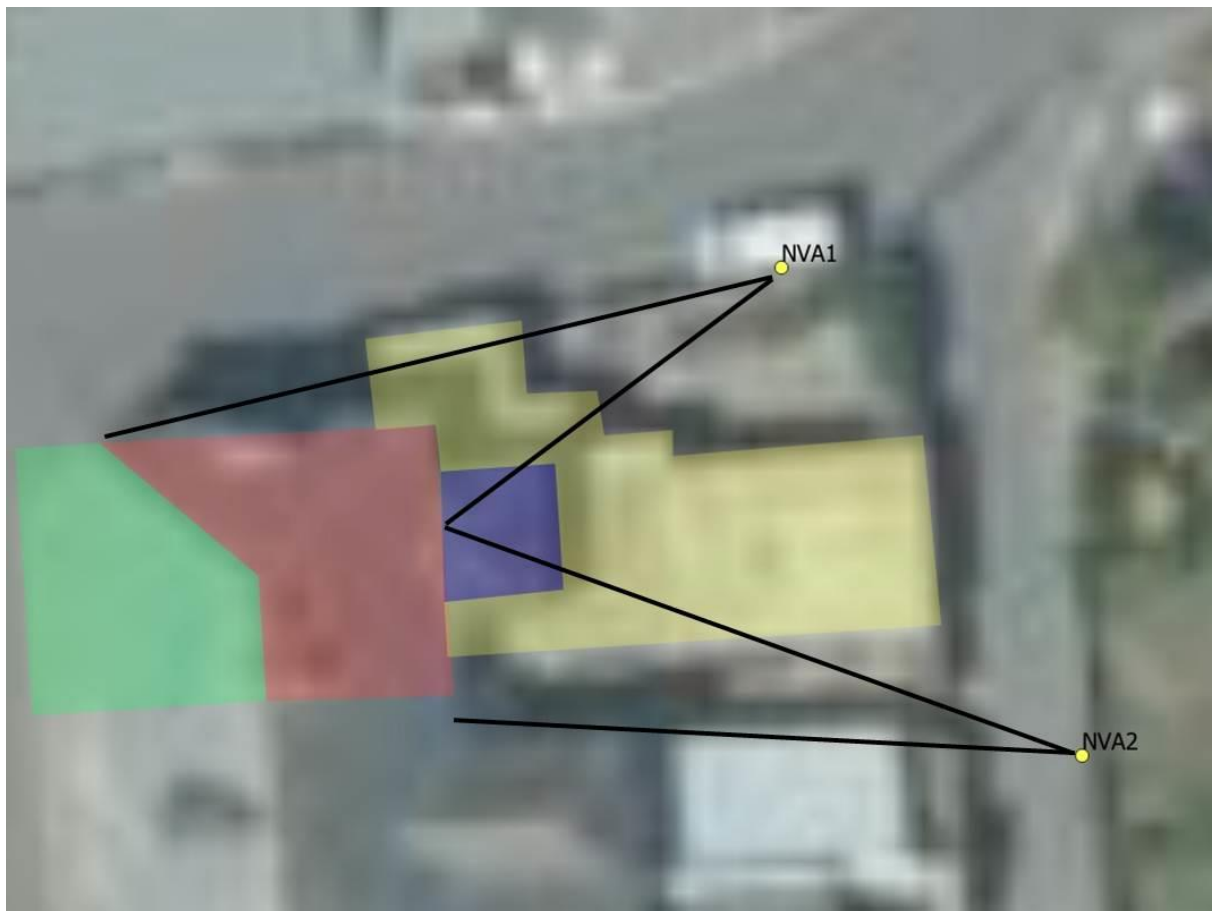
2.3. Survey Validity and Update

Bats are transient in their use of habitats such as these, and apparently minor changes in condition or use of the building can affect suitability. However in the absence of significant changes in condition or building use, the nature and character of the site suggest that the results of the PAS surveys can be considered proportionately valid to support a Planning Application until the next active season in May 2025.

3. Results

3.1. Surveyor Positions

In order to ensure that the building received a survey effort of a single bat survey for a Low Potential building (in line with the Best Practice Guidance), one surveyor position and two NVAs were deployed. These are identified in Map 01 below.



Map 01 – showing two NVA positions with the surveyor positioned adjacent to NVA1. The two-storey hipped roof extension is indicated with the blue wash and the flat-roof single-storey extension is indicated with the yellow wash. These building components are described fully in the PRA report for this property.

3.2. PAS Survey

3.2.1. Survey Conditions

The dusk survey was undertaken on 12th August 2024. The survey commenced at 8:33pm, approximately 15 minutes before sunset at 8:48pm. It was completed at 10:18pm.

The temperature at the beginning of the survey was 18°C falling to 17°C by the end of the survey - the evening was dry and clear with 30% cloud and a light south-westerly wind.

3.2.2. Survey Results - Emergence

No emergence activity was recorded during the survey.

3.2.3. Survey Results - Activity

No species other than common pipistrelle bats were positively identified during the survey.

The first bat was recorded a 9:14pm, 41 minutes after sunset, when a common pipistrelle flew in from the south and passed west across the rear of the property. Intermittent foraging was then heard from this time onwards until the end of the survey, with behaviour indicative of commuting recorded at 9:25pm and 9:30pm by two different bats.

3.3. Limitations and Constraints

3.3.1. Seasonal Timing

The survey was undertaken within the main active season in 2024 – this conforms with the recommended survey timings within the Good Practice Guidelines.

3.3.2. Survey Conditions

The weather conditions were optimal with no precipitation or other adverse conditions which might be expected to affect bat behaviour.

3.3.3. Visibility and Coverage

The PRA survey only identified potential access features for bats on the eastern aspect of the building. The presence of the two-storey extension precluded a full view of the fascia from a single surveyor position; therefore the surveyor was positioned at the point of optimal visibility beside NVA1. The small area outside of the visibility of the surveyor was addressed through the use of a second NVA in the NVA2 position. The surveyor was sufficiently close to the two NVAs to operate both cameras and record activity and behaviour visually. A careful review of the footage from both NVA cameras allowed the absence of emergence to be confirmed after the survey.

3.3.4. NVA Footage

The visibility of the eastern aspect was comprehensive – see Appendix 2.

The NVA1 and NVA2 cameras were operated by a single surveyor S1 - the footage from these two cameras was watched back carefully to ensure that there was no emergence activity overlooked by the S1 surveyor.

4. Mitigation Strategy

4.1. EPSML Requirement

The project does not require a European Protected Species Mitigation Licence (EPSML) to proceed.

4.2. Precautionary Method of Works

As individual bats can be exploratory or make transient use of roosting opportunities, it is important that contractors undertaking the proposed works are aware of the low risk for bats to be encountered - works should therefore proceed with appropriate caution and vigilance.

A Precautionary Method of Works (PMW) is outlined in Appendix 1 of this document and should be followed by contractors undertaking works.

4.3. Timing of Works

4.3.1. Bats

The results of the PRA/PAS surveys do not indicate that there is a requirement for seasonal constraints on the timing of works with regards to bats.

4.3.2. Nesting Birds

Assessment of potential for nesting birds, and appropriate mitigation measures, are provided in the PRA report. These recommendations are not repeated here, for brevity, but remain valid and should be addressed in any appropriate Planning Conditions and work practices.

4.4. Habitat Enhancement / Mitigation

The proposals would not directly affect any confirmed roosts, commuting routes or foraging habitat – therefore no habitat creation is required with regards to roosting bats.

The location of the building, coupled with the abundance of potential roosting habitat within Hugh Town, would make the likelihood of occupation of bat boxes relatively low – these are not therefore recommended.

Appendix 1 - Precautionary Method Statement with regards to Bats

The purpose of this Method Statement is to ensure that proposed works can proceed where presence of bats has been determined to be unlikely, but a precautionary approach is still advisable. It has been determined that direct harm to roosting bats during the proposed works would be highly unlikely.

Contractors should, however, be aware of **their own legal responsibility with respect to bats**:

Relevant Legislation regarding Bats

The Conservation of Habitats and Species Regulations 2017, or the 'Habitat Regulations 2017', transposes European Directives into English and Welsh legislation. Under these regulations, bats are classed as a European Protected Species and it is, therefore, an offence to:

- *Deliberately kill, injure or capture bats;*
- *Deliberately damage or destroy bat roosts.*

A bat roost is commonly defined as being any structure or place that is used as a breeding site or resting place, and since it may be in use only occasionally or at specific times of year, a roost retains such a designation even if bats are not present.

Bats are also protected from disturbance under Regulation 43. Disturbance of bats includes in particular any disturbance which is likely:

(a) *To impair their ability -*

- *to survive, to breed or reproduce, or to rear or nurture their young; or*
- *in the case of animals of a hibernating or migratory species, to hibernate or migrate; or*

(b) *To affect significantly the local distribution or abundance of the species to which they belong.*

Bats also have limited protection under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000 (as amended). It is, therefore, an offence to:

- *Intentionally or recklessly destroy, damage or obstruct any structure or place which a bat uses for shelter or protection.*
- *Intentionally or recklessly disturb bats whilst occupying any structure or place used for shelter or protection.*

Contractors should be aware of **where bats are most likely to be found in respect to the existing building**. The generic recommendations relating to each type of feature are outlined below – locations where these features occur are listed in the PRA report:

Fascias

There are intermittent gaps where the eastern fascia meet the wall. Where this is to be removed or impacted as part of the proposed works, the fascia should be carefully removed and the gaps behind it exposed in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Once these areas are fully exposed, they can be visually inspected by contractors. Any cavities exposed by this action should also be carefully inspected and features dismantled by hand where necessary until absence of bats can be confidently confirmed.

Damaged/Lifted Tiles

If any tiles are lifted or damaged at the time of works; they should be removed carefully and the undersides inspected in such a way that, in the unlikely event that bats are present, they are not injured or killed by the action.

Extra care should be taken when removing the first run(s) of tiles around the gables and eaves especially on the eastern aspect close to the fascia board.

Contractors should be aware of **the process to follow in the unlikely event of finding bats** or evidence indicating that bats are likely to be present:

If bats are identified or suspected, works should cease and the named ecologist contacted immediately for advice.

If the bat is in a safe situation, or a situation which can be made safe, they should remain undisturbed.

Only if the bat is in immediate risk of harm can the bat be moved with care and using a gloved hand. This is a last resort and should only be undertaken for humane reasons if the bat is at immediate risk of harm **and** if the ecologist cannot be contacted for advice.

Appendix 2 – NVA Screenshots



NVA1 – showing a screenshot from the Nightfox Whisker at position NVA1. This is covering the northern side of the eastern aspect. The fascia (potential access feature) is indicated with the red box.



NVA2 – showing footage from the Nightfox Whisker on position NVA2. This is covering the southern side of the eastern aspect. The fascia (potential access feature) is indicated with the red box.